



Goddards Close, Sherfield-On-Loddon, Hook, RG27 0EG

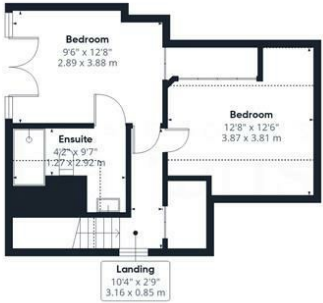
£535,000 Guide price - Freehold



Barons Estate Agents are pleased to offer this beautifully extended four bedroom bungalow, located in the heart of the sought-after village of Sherfield-on-Loddon. Tucked away in a quiet cul-de-sac, the property enjoys the charm of village living while remaining conveniently close to local amenities. The ground floor features a welcoming entrance hall, two well proportioned bedrooms, a modern family bathroom, a utility room, and a spacious open plan kitchen/living area with bifold doors leading out to the garden—perfect for entertaining. On the first floor, there are two additional bedrooms, including a master bedroom with an ensuite shower room. Externally, the property sits on a generous corner plot and offers a private rear garden, driveway parking for three vehicles, and a garage equipped with light and power. Additional benefits include gas central heating, double glazing, and the property is, in our opinion, presented in immaculate condition throughout. Early viewing is highly recommended to avoid disappointment.

Key Points and Features

- Extended Bungalow
 - Open Plan Living Room/Kitchen
 - Driveway Parking & Garage
- Four Bedrooms
 - Utility Room
 - Enclosed Corner Plot Garden
- Two Bathrooms
 - Spacious Entrance Hallway
 - Village Location



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Approximate total area¹⁾
1409 ft²
131 m²

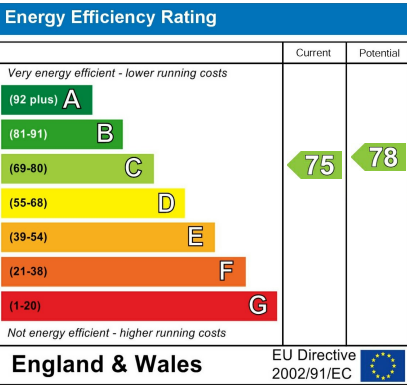
Reduced headroom
88 ft²
8.2 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Location

The property is situated close to the centre of Sherfield-On-Loddon. The village enjoys local public houses, restaurant, village store and village pond. There are many walks close by along with many historical sites and local golf club. The village is ideally situated for access to Reading and Basingstoke both offering a huge array of shopping facilities, M3, M4 motorways and mainline rail links to London Waterloo. A short drive to the next village of Bramley offers again pubs and a bakery and railway station giving links to Reading and onto London Paddington.

Local Authority

Basingstoke & Deane Borough Council

Council Tax

Band C

Tenure

Freehold

Viewing Arrangements

Viewings are to be arranged via the vendor's sole agent.

Extra Services

Barons Estate Agents will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.